

Since its creation in November, 1973, the ministry has concentrated its efforts on programs aimed at easing the severe cost pressures on the housing market. These costs have risen constantly, and the provision of housing must now be looked on as a joint public-private service.

All levels of government, the private sector and the public at large must share the responsibility of ensuring adequate, reasonably priced housing.

As newer programs come into full operation, they will influence the direction and pace of housing markets. New policies and actions will be required as social and economic conditions change, but the more immediate solution lies in the public-private partnership concept. The extent to which each partner discharges its responsibilities will determine how quickly affordable housing will become a reality.

This brochure provides a general description of the organization, role and programs of the ministry.

August, 1974

Hon. Sidney Handleman, Minister
Hon. Donald R. Irvine, Acting Minister

THE MANDATE: To supply adequate housing at affordable prices within a sound planning framework, and to direct and co-ordinate all provincial efforts to meet the housing needs of Ontario residents, particularly low and moderate-income earners.

THE CHALLENGE: Increased land and construction costs; imbalances in the mix of housing; stringent approval regulations; impact of inflation on housing development.

THE OBJECTIVES: *Increase* the supply of new housing by bringing serviced lots quickly into production ... *Improve* existing housing stock by promoting rehabilitation of older homes ... *Discourage* speculation in land and housing through public land acquisition by provincial and municipal governments ... *Broaden* the price range of housing by urging developers and municipal and non-profit groups to provide more basic, lower-cost accommodation to meet the spectrum of demand ... *Reduce* financial obstacles to housing by offering grants, loans and mortgages ... *Ease* red tape constraints on housing development by simplifying and streamlining regulations that bear on new housing.

In order to meet its objectives, the ministry is divided into four main components:

1. Policy and program development secretariat, which has the capacity to research, analyze, develop

and monitor policies and programs. It also deals with municipal housing studies and intergovernmental policy liaison. Address: 5th Floor, 801 Bay Street, Toronto ... 416-965-7025/6/7.

2. Community planning, responsible for approval of local planning, renewal and new-town development. Address: 1st Floor, Whitney Block, Queen's Park.

3. Ontario Housing Action Program, designed to accelerate the flow of new housing onto the market. Address: 5th Floor, 801 Bay Street, Toronto ... 416-965-3173.

4. Housing development, responsible for discharging the ministry's responsibilities as a direct producer of socially-assisted rental housing. It embraces all Ontario Housing Corporation rental, land and home ownership programs. New programs for community-sponsored housing and municipal land assembly are also part of this housing development component. Address: 60 Bloor Street West, Toronto.

COMMUNITY PLANNING Plans Administration Division

Role: To review and approve planning applications, subdivision and condominium plans, land severances, official plans, official plan amendments and zoning by-laws, ensuring that they are consistent with provincial planning and housing objectives; to advise and assist municipalities in the preparation of municipal planning programs; and to increase the quantity of residential units approved while ensuring the quality of new development through effective community planning. Address: Official Plans Branch: 7th floor, 56 Wellesley Street West, Toronto, 416-965-1495; Subdivisions Branch: 8th floor, 56 Wellesley Street West, Toronto, 416-965-5780; Field Offices: London, Sudbury, Thunder Bay.

Community Renewal Branch

Role: To co-ordinate federal-provincial-municipal community renewal projects. The branch administers the Ontario Home Renewal Program which provides grants and loans for the improvement of residential properties in all parts of the province, including areas designated for federal assistance. The province and the municipalities each contribute 25 per cent to the Ottawa-initiated Neighborhood Improvement Program, aimed at improving communities' environments and developing social and recreational amenities.

New housing alone cannot meet the demand for accommodation: existing stock must be conserved and improved. Address: 5th Floor, 801 Bay Street, Toronto ... 416-965-2826.

North Pickering Project

Role: To co-ordinate all aspects of comprehensive land-use planning for a 25,200 acre site north-east of Metropolitan Toronto. Major emphasis is to establish long-term planning guidelines for the area which includes an 8,000 acre open space system in which preservation of agriculture is the major focus. Through a public planning process, scheduled for completion in the spring of 1975, a plan for balanced development of industrial, commercial, agricultural, residential, and recreational uses in the remaining area of 17,200 acres will be evolved, with major emphasis on social and economic considerations. A project team is responsible for land acquisition, planning co-ordination, and organizing for eventual development. Address: 6th Floor, 950 Yonge Street, Toronto, 416-965-3031; Planning Information Office, Toronto, 416-294-4303; Land Acquisition, Toronto, 416-965-7087; Land Acquisition, Pickering, 416-942-7611.

Ontario Housing Action Program (OHAP)

Role: To bring into production as quickly as possible land that would not normally be developed for years. *Production of new housing must be stepped up, with special provisions for low and moderate-income families.* OHAP a special branch reporting directly to the minister's office, is a provincial-municipal-private building sector partnership. The province assists municipalities to identify special "housing action areas," and to draw up specific housing policies and production targets. Address: 5th Floor, 801 Bay Street, Toronto ... 416-965-3173.

HOUSING DEVELOPMENT

Community Sponsored Housing Program

Role: To support the development of reasonably priced housing through non-profit housing corporations operated by groups or municipalities. *Non-profit housing for low and moderate-income earners which also offers another method of integrating assisted housing into the community deserves to be encouraged.* The program provides grants to groups which can include labor unions, churches, service clubs and other community groups, to cover up to 10 per cent of the value of a project. In return, organizations make available up to 25 per cent of units to rent-gated-to-income tenants. Administered by a special ministry branch, the program offers an opportunity for community involvement in the development and management of affordable accommodation. Address: 2nd Floor, 60 Bloor Street West, Toronto ... 416-965-9045.

Municipal Land Assembly

Role: A special group of resource personnel exists to assist municipalities engage directly in their own residential land acquisition programs. *The ministry is committed to encouraging local governments to assemble land in an effort to contribute even more to the stabilization of land markets.* The Municipal Land Assembly Section also ensures land assembly plans proposed by municipalities are compatible with the province's overall housing policies and production goals. Address: 2nd Floor, 60 Bloor Street West, Toronto... 416-965-9047.

ONTARIO HOUSING CORPORATION

A major force in residential construction for a decade, this Crown agency has a variety of programs aimed at providing adequate accommodation for low and moderate-income groups. Rent-geared-to-income housing for families and senior citizens makes up the largest program. OHC also operates land acquisition, development and home ownership programs. Head office: 101 Bloor Street West, Toronto M5S 1P8... 416-966-3600.

Rental housing programs

Rent-geared-to-income: Designed to provide adequate accommodation for families, and persons 60 years or older, on the basis of need under a rent-geared-to-income scale. The federal government lends OHC 90 per cent of the capital cost of this housing, and the province, 10 per cent. Ottawa is responsible for 50 per cent of rent subsidies, Queen's Park 42½ per cent and municipalities 7½ per cent.

Rent supplement: Developers or landlords lease dwelling units to persons on the OHC waiting list. The three levels of government subsidize the difference between rent paid by tenants on a geared-to-income basis, and the rental amount agreed to by OHC and the building owner.

Community integrated housing: OHC provides second-mortgage financing at favorable interest rates to a developer who makes available up to 25 per cent of his units for the rent supplement program, over a 15-year period.

Home ownership program

The Home Ownership Made Easy (H.O.M.E.) Plan brings home ownership within the reach of many moderate-income earners. Basic, no-frill houses are built on serviced lots, and the lots are leased to new homeowners who have the option of buying the land after five years. This combination of moderately-priced housing and leased lots makes lower-than-normal down payments possible. OHC also finances the construction of condominium developments.

Land acquisition

OHC acquires raw land for future development and has an extensive land bank made up of holdings throughout the province. It also operates a land development program for servicing land.

ONTARIO MORTGAGE CORPORATION

Ontario Mortgage Corporation provides mortgages at preferred interest rates for low and moderate-income families buying new housing. Qualified purchasers benefit from the loans which are made directly to developers, not individuals. OMC offers mortgage financing for houses built on H.O.M.E. Plan leased lots. It also funds the Preferred Lending Program, designed to provide mortgages at attractive interest rates to developers who build under H.O.M.E. Plan criteria, with qualified purchasers acquiring both the house and land. In "housing action" areas, designated under the Ontario Housing Action Program, OMC provides primary financing for up to 30 per cent of houses built in a subdivision. Address: 11th Floor, 60 Bloor Street West, Toronto... 416-965-9135/6.

All ministry correspondence should be addressed to the Ministry of Housing, Whitney Block, Queen's Park, Toronto, Ontario M7A 1A2.

Ontario Ministry of Housing

Queen's Park, Toronto, Ontario

Hon. Sidney B. Handleman, Minister

R. W. Warren, Deputy Minister



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